

DELEGATED REPORT

Application No: P/21/0191

Site Address: 65 Beacon Heights
Swansea Road
Merthyr Tydfil
CF48 1NL

Development: Erection of hipped-roof, rear conservatory and erection of railings to front path

Case Officer: David James

Site Visit: 1st July 2021

Application Expiry Date: 21st July 2021

Consultation reply date expired: 24th June 2021

APPLICATION SITE

The application site relates to a detached dwelling situated within the relatively new residential development of Beacon Heights. The property faces in a north-westerly direction onto the turning head of a culs-de-sac at the front. It is bound by other dwellings to either side, and other dwellings and undeveloped hillside to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a conservatory, with associated internal and external alterations, on the rear elevation of the dwelling, and the erection of metal railings along the northern boundary of the application site, at the front of the dwelling.

The proposed conservatory would measure 3.1m wide, 4m deep and a maximum of 3.1m high, incorporating a hipped roof. The conservatory would have bi-folding doors in its southwest side elevation, and two windows in its northeast side and rear elevations. The roof of the conservatory would be finished in white upvc and tinted glass, the walls would be of brickwork, and the doors and windows would be white upvc. These materials would mainly match the dwelling.

The proposed railings would be of steel, hoop topped construction, and would measure a maximum of 1.1m in height.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the conservatory would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway, nor would it have any harmful impact on the adjoining Scheduled Ancient Monument, to the north of the application site. It is considered to be of an acceptable design (being typical of a conservatory or 'orangery'), and its modest scale would not appear out of proportion with the main dwelling, which is relatively large. Furthermore, the external finishing materials would mainly match the existing house. In this respect, the proposal is found to be in accord with policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the application site and rear garden are of relatively large size, and that the proposed conservatory would be erected on the rear elevation of the dwelling, with a considerable distance between it and the boundaries of the site (at least 7m). Given the siting of the conservatory, and its single-storey nature, it is not considered that it would have any harmful impact on the adjoining dwellings, in terms of overbearing, overshadowing, loss of privacy, or loss of light impacts.

The proposed railings would be erected at the front of the dwelling, bordering a footpath. They would be of a similar size and height as existing railings both on the boundaries of the application site and on those of nearby dwellings. As such it is considered that they would be acceptable in terms of design and visual amenity. Additionally, given their scale and siting, it is not considered that they would have any harmful impact on the amenity of the surrounding dwellings.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development

principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

1P (Existing & Proposed Views & Part Plans) received on 26th May 2021

2D (Typical Railing Detail) received on 26th May 2021

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

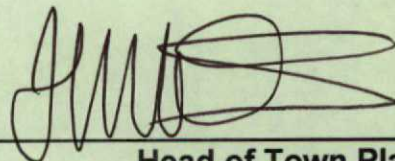
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, consisting of several loops and a long horizontal stroke at the end.

Head of Town Planning

DATE:

1/7/21